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final payment of principal and interest, if not sooner paid, shall be due and payable, executed their deed of mortgage of said date to secure the payment of the single bill and interest, which said mortgage is recorded in Liber 626, folio 373, one of the Land Records of Frederick County, whereby the said Joseph V. Laderoute and Elizabeth Sears Laderoute, his wife, conveyed unto Farmers and Mechanics - Citizens National Bank of Frederick, a body corporate, now Farmers and Mechanics National Bank, all that lot or parcel of land situate on the south side of Rockwell Terrace, in the City and County of Frederick, State of Maryland, and fronting thereon 61 feet, with a depth of 171 feet, with the improvements thereon designated as No. 306 Rockwell Terrace.

BEING all and the same real estate conveyed unto Joseph V. Laderoute and Elizabeth Sears Laderoute, his wife, by James Houck, et ux. by deed dated September 18, 1959, and recorded in Liber 625, folio 117, one of the Land Records of Frederick County.

TOGETHER with all the buildings and improvements thereon and all the rights, ways, waters, privileges and appurtenances thereunto belonging or in anywise appertaining.

It was, among other things, provided in the above described mortgage that if default should be made in the payment of said single bill or any installments of principal or interest when the same shall mature and become payable, it should be lawful for the Mortgagee, its successors or assigns, or Benjamin B. Rosenstock, Esquire, to sell said property and premises thereby mortgaged or as much thereof as may be necessary to satisfy and pay said debt, interest and costs incident to said sale at the Court House Door in Frederick, Maryland, or on the premises, at public sale, for cash, after having given at least twenty days previous notice of such sale, inserted in some newspaper published in Frederick County, of the time, place, manner and terms of sale